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October 28, 2005

Honorable Dickinson R. Debevoise  
M.L. King Jr., Federal Bldg. And Courthouse  
Room 5083  
50 Walnut Street  
Newark, New Jersey 07102

Subject: Newark Coalition for Low Income Housing vs.  
Housing Authority et al.  
Quarterly Construction Report; October 15, 2005  
New Construction

Dear Judge Debevoise:

Enclosed please find a copy of the Authority's construction report as of October 15, 2005 provided pursuant to the provisions of the Court Orders in the subject case. If you have any questions, please contact me at 973-273-6564

Respectfully submitted

Oliver Lofton  
Deputy Executive Director  
Special Counsel

Enclosures

C; Harold Lucas  
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## **NEW TOWNHOUSE CONSTRUCTION QUARTERLY STATUS REPORT**

**October 15, 2005**

**This is the current status report of the Authority's development pursuant to the Court Order in the Newark Coalition for Low Income Housing vs. the Housing Authority of the City of Newark and HUD.**

**The following New Developments are complete:**

**Project NJ 2-39, Betty Shabazz Village; (124 Units)**

**Project NJ 2-40, Serenity; (100 Units)**

**Project NJ 2-41, Oscar Miles Village; (199 Units)**

**Project NJ 2-42, (194 Units)**

**Project NJ 2-43, (100 Units)**

**Project NJ 2-44, Rosario Villa; (94 Units)**

**Project NJ 2-45, (100 Units)**

**Project NJ 2-46, (96 Units)**

**Project NJ 2-47, (100 Units)**

**Project NJ 2-52, Wynona Lipman Gardens; (300 Units)**

**Total 1503 Units**

### **Project NJ 2-49; Tony Gomes Construction Company**

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. Tony Gomes Construction was designated as the developers on January 22, 2004. HUD PHA comments were received on August 26, 2004. Tony Gomes Construction has received from HUD PHA project proposal approval on June 7, 2005. The next steps are to prepare-construction documents (plans and specifications), Newark Planning Board approval and a Turnkey Contract. A construction start is scheduled for approximately Spring 2006.

**New Townhouse Construction  
Quarterly Status Report**

**Project NJ 2-50: Claremont Construction**

This project consists of 88 units and a community building. Many of the units are to be constructed on land located on scattered sites in the North, Central and South Wards. Claremont Construction Corporation was designated the developer on February 26, 2004. Newark Central Planning Board and HUD PHA approvals have been obtained. Final construction plans and specs are completed. A Turnkey Contract of Sale has been approved. Construction has been started in January 2005 and is expected to be completed by Summer 2006.

**Project NJ 2-53: Tony Gomes Construction Company**

This is a project that consists of 56 units and a community building that will be constructed on two blocks located on Elizabeth Avenue and a block between Hillside Avenue and Irvine Turner Boulevard. Tony Gomes Construction is the designated developer. Final plans and specs are approved. HUD PHA proposal and Newark Planning Board approvals have been obtained. A Turnkey Contract of Sale has been approved by HUD.

NJ2-53, Gomes Construction was issued a Notice to Proceed on June 30, 2005. Contractor's mobilization was the week of July 4, 2005 and construction crews commenced work on Monday, July 11, 2005. Construction is expected to be completed by Summer 2006.

|  | <b>Units</b> | <b>% of Total</b> |
|--|--------------|-------------------|
| <b>Completed Units</b>                 | <b>1503</b>  | <b>87 %</b>       |
| <b>Units Under Construction</b>        | <b>144</b>   | <b>8%</b>         |
| <b>Units Awaiting Turnkey Contract</b> | <b>88</b>    | <b>5%</b>         |
|  | <b>1735</b>  | <b>100%</b>       |